

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 18, 2017
MINUTES**

ROLL CALL: **7:00 PM**

ATTENDANCE: Chair: Lisa Sadinsky; Commissioners: Thomas Foley, Don Neville and Jared Grise;
Alternates: Todd Doyle and Angelo DiMatteo; Brian Pudlik, ZEO and Secretary to
ZBA. **ABSENT:** Vice Chair: Joshua Smilowitz, Alternate: Michael Johnson.

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, January 18, 2017, at 7:00 p.m., to hear and act on the following petitions:

#01-17 12 Shepard Road – Petition of M. Martone, R.O., requesting a Special Exception approval in order to maintain a customary home occupation for a home tailoring business “Maria the Dressmaker ” as an accessory to the residence per Section 177-49 for a period of one (1) year per plans on file. **R-10 ZONE**
POSTPONED TO FEBRUARY 15, 2017

#02-17 105-107 Maplewood Avenue – Petition of A. Jaquez, R.O., requesting a variance to the Section 177-6 (E) Standards for Multi-Family Residence Districts and Section 177-20 Obstructions in Yards, which requires that each side and each rear yard shall have a width of at least the height of the building. The request is for a +/- 13.8 foot variance to the 25 foot side yard setback on the south side of the house, for an approximately 49 square foot expansion of the existing legal non-conforming porches on both the 2nd and 3rd floors at the rear of the home per plans on file. **RM-3 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The setback requirements of the RM-3 zone coupled with the width of the lot make the expansion of the home in any direction impossible without a variance.**

VOTE: **5-0; Voting in favor were Commissioners: Sadinsky, Foley, Grise, Neville, Doyle (seated for Smilowitz)**
Opposed- 0
Petition unanimously approved.



- Approval of minutes of the regular meetings held Wednesday, September 21, 2016. Postponed. November 16, 2016. (Motion to approve by Neville; Second by Foley. Unanimously approved.)
- Election of ZBA Officers for 2017. Postponed.
- Adjournment. Motion to adjourn. (Motion/Grise; Second/Foley; Doyle seated for Smilowitz). Motion unanimously approved 5-0. Meeting adjourned approximately 7:15 pm.